

## RESUBMISSION

### Heritage / Planning Statement

#### 31 Moor Street, Ormskirk, L39 2AA

The property that forms the basis of this application is located at the end of a row of terraced units. A more recent structure has been erected along the party wall, which forms additional retail units. The terraced units located along Moor Street are a mixture of small business's ranging from Health Food shops to bars and charity shops.

The proposed development involves a change of use and the erection of an extraction flue to the rear of the property within the Conservation Area. Policy EN4 and GD1 of the West Lancashire Replacement Local Plan and Policy GN3 and EN4 of the West Lancashire Local Plan Publication Document 2012-2027 are relevant.

The National Planning Policy Framework indicates that the impact of development on the significance of a heritage asset needs to be given weight, and new development within the setting of a heritage asset should make a positive contribution to enhance or better reveal its significance, and any proposals that do should be treated favourably. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of harm and the significance of the heritage asset.

Policy EN4 of the West Lancashire Replacement Local Plan states that development should accord with the objective to preserve or enhance the character or appearance of the Conservation Area and in particular harmonise with its surroundings in terms of scale, mass, form, materials, and overall design quality. In addition development should respect the setting of, and important views into and out from, conservation areas.

Policy EN4 of the West Lancashire Local Plan Publication Document 2012-2027 states that the historic environment has an aesthetic value and promotes local distinctiveness to help define our sense of place. There is a presumption in favour of the conservation of a designated heritage asset, and development will not be acceptable if it adversely affects a Listed Building or conservation area. New development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of special interest, and should enhance the historic environment. (i.e any alteration should respect its age and character and utilise appropriate traditional materials).

The Council's SPD Design Guide is also applicable. This states that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that buildings do not disrupt the visual amenities of the street scene because of their height, scale or roofline.

In our opinion our minor proposals comply with the above policies, as the erection of a flue to the rear does not detract from the existing street scene or the appearance of the Conservation Area, we would respectfully ask that this application gains the support of the Local Authority and it be approved in its current form.